

August 4, 2010

Carolyn A. Trombley  
P.O. Box 106  
Hartland, VT 05048-0106

Re: Window Variance Request

Location: 148 Route 12 – Hartland, VT

Site: 83780

Dear Ms. Trombley;

I am in receipt of your variance request to allow the existing egress windows in Apartments 1, 2 and 4 to remain at this location. Currently double hung windows are provided in these units with clear dimensions of 27" in height and 23" in width in the bottom sash, for a total square footage of 4.3 square feet.

Under the provisions of the 2006 Vermont Fire & Building Safety Code, Section 5, a variance may be granted, when the applicant can demonstrate that an equal degree of safety is being provided through a safe alternative method.

Code Requirement: The minimum **“net clear opening of egress windows must be 5.7 square feet”**, and the sill height must be not more than 44 inches above the floor. The minimum net clear opening height is 24 inches, and the minimum net clear opening width is 20 inches, with a total net square opening of **820 square inches**. When using a double hung window, the 5.7 square feet of open-able area must be in the bottom sash only. (2006 NFPA 101 24-2.2.3)

Considering the overall dimensions, the variance is hereby **Granted**, with the condition that electrically wired, photoelectric smoke detectors are provided in each bedroom. This variance is valid for this existing condition. Any future renovation to the window openings will require properly sized egress windows.

If you have questions, please contact me at 885-8967.

Respectfully,

Bruce Martin,  
Asst. State Fire Marshal

c.c. Jay Moody– Asst. State Fire Marshal  
Regional Managers  
Robert Howe – Deputy Director